

118.0

0007

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
617,600 / 617,600  
617,600 / 617,600  
617,600 / 617,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LORRAINE TERR, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WERNER JAMES

Owner 2:

Owner 3:

Street 1: 14 LORRAINE TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: WERNER GEORGE R -

Owner 2: -

Street 1: 14 LORRAINE TERR

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7003		Sq. Ft.	Site		0	70.	0.90	5									441,062						441,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								76731
								GIS Ref
								GIS Ref
								Insp Date
								09/04/18



Patriot

Properties Inc.

## USER DEFINED

Prior Id # 1:	76731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	08:41:59
LAST REV Date	Time
06/04/21	11:56:33
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	176,500	0	7,003.	441,100	617,600		Year end	12/23/2021
2021	101	FV	170,500	0	7,003.	441,100	611,600		Year End Roll	12/10/2020
2020	101	FV	170,500	0	7,003.	441,100	611,600	611,600	Year End Roll	12/18/2019
2019	101	FV	153,200	0	7,003.	447,400	600,600	600,600	Year End Roll	1/3/2019
2018	101	FV	154,100	0	7,003.	333,900	488,000	488,000	Year End Roll	12/20/2017
2017	101	FV	154,100	0	7,003.	302,400	456,500	456,500	Year End Roll	1/3/2017
2016	101	FV	154,100	0	7,003.	289,800	443,900	443,900	Year End	1/4/2016
2015	101	FV	153,300	0	7,003.	245,700	399,000	399,000	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WERNER GEORGE R	72462-228	1	4/16/2019	Convenience		1	No	No	Life Estate George R Werner remainder to Jame
COLIVAS MICHAEL	9133-175		4/23/1958		15,500	No	No	No	Anna M Werner dod 8/30/2007

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2016	136	Solar Pa	9,000	2/4/2016				Install 13 solar p

## ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Meas/Inspect	CC	Chris C
12/10/2008	Meas/Inspect	163	PATRIOT
2/14/2000	Meas/Inspect	264	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	4	- Carpet
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

# MOBILE HOME

Make:

odel:

Serial #

PABCFL ID 118-0-0007-0003.5

## SPEC FEATURES/YARD ITEMS

# SKETCH

15

1

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FFL  
BMT  
(924)

#### SUB AREA DETAIL

SUB AREA

#### **AREA DETAIL**

**AssessPro** Patriot Properties, Inc

